



## Mixed Use & Change of Use Permit Fees

Effective 2.1.2017

- For estimates please contact a Permit Technician at 425-556-2473 or [permittech@redmond.gov](mailto:permittech@redmond.gov).
- Electrical, Mechanical and Plumbing permits are issued separately, see applicable fee schedules.
- **Definition of Valuation:** The value of construction shall be based on the value of the work that is being performed. The total value of work shall include materials and labor for which the permit is being sought for. For the construction of new buildings, the building valuation data table located on [www.redmond.gov/permitfees](http://www.redmond.gov/permitfees) shall be used for new square footage based off of type of construction and occupancy.

### How to calculate fees:

**Step 1:** Take total valuation of project and find the range in the Building Permit Fee Table.

**Step 2:** For applicable plan review fees add Fire, Planning, Public Works fees and 65% of the Building permit fee.

**Step 3:** Add a 3% Technology Surcharge fee (applied to the total permit fee).

**Step 4:** Add a \$4.50 State Building Code surcharge.

Please note at time of submittal we collect Plan review, planning, public works, fire fees and technology surcharge. At issuance the following fees are paid in full: adjusted plan review fees, permit fee, state building code surcharge, and impact fees.

Building Permit Fees	
The fees for building permits are based on the valuation of work being performed under the International Building and Residential Codes.	
TOTAL VALUATION	FEES
\$0.00 to \$500.00	\$28.86
\$500.01 to \$2,000.00	\$28.86 for the first \$500.00 plus \$3.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$85.06 for the first \$2,000.00 plus \$17.17 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$480.59 for the first \$25,000.00 plus \$12.40 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$790.76 for the first \$50,000.00 plus \$8.61 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$1,220.68 for the first \$100,000.00 plus \$6.89 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3,972.18 for the first \$500,000.00 plus \$5.83 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$6,889.48 for the first \$1,000,000.00 plus \$4.49 for each additional \$1,000.00, or fraction thereof
PLAN REVIEW FEES	
The Plan Review amount shall be an amount equal to 65% of the building permit fee set forth in the table above.	

Planning Fees Resolution No. 1214 - Building Fees Resolution No. 1212

<b>MIXED-USE AND OTHER FEES</b>	
<b>OTHER FEES</b>	
State Building Code Fee	\$4.50 per unit and \$2.00 for Each additional unit
Green Nonattainment Fee	Shall apply when developers intended to building Green Buildings change project scope to non-Green buildings. The nonattainment fee shall be set at 50% of the total permit fee.
<b>PUBLIC WORKS FEE</b>	
New Mixed-Use	\$190.82
<b>BUILDING</b>	
Inspection outside normal business hours	2 times hourly rate (113.87/hr or \$227.74)
Investigation fee	Same as permit fee
Permit Extension	.5 hourly rate prior to expiration date. One extension allowed in plan review and during inspection for 180 days. (\$56.94)
Permit Reactivation	Permits shall automatically become invalid unless the work authorized by such permit is commenced within 180 days after issuance and not suspended or abandoned for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such expiration, suspension or abandonment has not exceeded 180 days. Code cycles may not be crossed over into from one year to the next without separate permits and plan review.
Revision and Deferred Submittals	2 hour minimum fee and charged at hourly rate or fraction thereof after (\$227.74)
<b>PLANNING</b>	
Change of Use to Commercial/Multi-Family	\$61.01
Mixed-Use New	\$366.07
Green Mixed-Use New	
Mixed-Use Addition/Exterior Alteration/Garage	\$244.04
Green Mixed-Use Addition	
Mixed-Use Tenant Improvement	\$61.01
Green Mixed-Use Tenant Improvement	
Green Mixed-Use Residential Remodel	\$0.00
Mixed-Use Accessory Structure	\$183.03
Plan Revisions	\$122.03
Re-Inspection Fees	\$122.03
<b>FIRE</b>	
Additional Plan Reviews	\$125.69/hour minimum
Change of Use to Commercial	<\$100,000 = \$313.36 <\$1,000,000 = \$751.20 >\$1,000,000 = \$2,065.80 >\$2,500,000 = \$3,755.99
Change of Use to Multi-Family	<\$750,000 = \$751.20 ≥\$750,000 = \$2,065.80 >\$2,500,000 = \$3,755.99
Green Mixed-Use New	<\$1,000,000 = \$751.20
Mixed-Use New	>\$1,000,000 = \$2,065.80 >\$2,500,000 = \$3,755.99
Green Mixed-Use Addition	<\$100,000 = \$313.36
Mixed-Use Addition	>\$100,000 - \$499,999 = \$688.96
Mixed-Use Garage	\$500,000 - \$2,500,000 = \$1,126.80
Mixed-Use Accessory Structure	\$2,500,000 = \$3,755.99
Green Mixed-Use – Residential Remodel	Expedited = \$187.80
Green Mixed-Use Tenant Improvement	<\$100,000 = \$313.36
Mixed-Use Tenant Improvement	>\$100,000 - \$499,999.99 = \$688.96
Mixed-Use Exterior Alteration	\$500,000 - \$2,500,000 = \$1,126.80

Mixed-Use Residential Remodel	>\$2,500,000 = \$3,755.99
Expired Permits	Reactivate permit in less than 6 months from expiration - 1/2 of permit fee
Commercial Portable/Modular	\$192.31
Inspection outside normal business hours	2 times hourly rate (\$128.21/hour or \$256.42)
Investigation Fee- Work without a Permit	Permit fee amount
Miscellaneous Requests	\$128.21/hour
Permit Extensions	\$64.11
Plan Revisions	2 times hourly rate (\$128.21/hour or \$256.42) minimum
Re-Inspection Fees	\$128.21/hour minimum
Swimming Pool	\$128.21